

**This information is excerpted from the Eureka Municipal Code,**  
Please see the full text of the Code for clarification or for districts not listed below

<b>SECTION 155.025 BASIC REQUIREMENTS FOR ALL DISTRICTS</b> Zoning Schedule: Site Area, Yard Space, Bulk, Coverage, and Usable Open Space Requirements													
Districts	Minimum Site			Minimum Yards [setbacks]			Site Area per Dwelling Unit (sq. ft.) ' 155.027(A)	Group Usable Open Space (sq. ft.) ' 155.035	Basic Floor Area Ratio (% of site area) ' 155.006	Max. Height ' 155.033	Accessory Structures		
	Area (sq. ft.) ' 155.027(A)	Width (feet) ' 155.006	Depth (feet) ' 155.027	Front (feet) ' 155.028	Side (feet) ' 155.029	Rear (feet) ' 155.029					Max. Height (feet)	Min. Distance Side (feet) ' 155.034	Min. Distance Rear (feet) ' 155.034
<b>RS-6000</b>	6,000 (corner lot 6,600)	60' (corner lot 66')	100	15' 20' for garage	5' (corner lot, ' 155.029 (A)(B))	25' (corner lot, ' 155.029 (B))	6,000		50%	35'	12'	5'	5'
<b>RM-2500</b>	6,000 (corner lot 6,600)	60' (corner lot 66')	100	15' 20' for garage	5' (corner lot, ' 155.029 (A)(B))	20' (corner lot, ' 155.029 (B))	2,500	400	50%	35'	12'	5'	5'
<b>RM-1000</b>	6,000 (corner lot 6,600)	60' (corner lot 66')	10'0	15' 20' for garage	5' (corner lot, ' 155.029 (A)(B))	20' (corner lot, ' 155.029 (B))	6,000 per 4 dwelling units plus 1,000 per additional dwelling unit	200'	100%	75'	12'	5'	5'
<b>OR</b>	6,000	60'	100'	' 155.054(C)(1)	' 155.054(C)(1)	10' ' 155.054(C)(1)	' 155.054(C)(1)		250%	100'	12'	5'	5'
<b>HM</b>	9,000	60'	100'	15' ' 155.030	10' ' 155.030	10' ' 155.030	Same as RM-1000		100%	Hospitals 75'; other uses 25'	12'	5'	5'
<b>CN</b>							' 155.078(B)		200%	35'	35'		
<b>CP</b>	10 acres within boundaries of district	200'	200'	50' from exterior perimeter of shopping center	50' from exterior perimeter of shopping center	50' from exterior perimeter of shopping center	Dwellings not permitted		35%	35'	35'	50' from exterior perimeter of district	50' from exterior perimeter of district
<b>CC</b>							' 155.078(B)		500%	100'	100'		
<b>CW</b>	6,000	60'	100'				' 155.078(B)		250%	100'	100'		
<b>CS</b>	6,000	60'	100'				' 155.078(B)		120%	35'	35'		
<b>ML</b>	6,000	60'		10'			Dwellings not permitted		120%	35'	35'		
<b>MG</b>	6,000	60'		10'			Dwellings not permitted		200%	100'	100'		

**§ 155.027 SITE AREA AND DIMENSIONS; REQUIREMENTS AND EXCEPTIONS.**

(A) *Measurement.*

(1) Required front, side, and rear yards shall be measured as the minimum horizontal distance from the property line of the site or street right-of-way line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the Council, site area and required yards shall be measured from the plan line, and no provision of this chapter shall be construed to permit a structure or use to extend beyond such line; and provided, further, where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, site area and required yards shall be measured from a line drawn on the boundary of the additional width required for street purposes abutting the site.

(2) No site shall have less than 20 feet of frontage, and no portion of a site within which a square having a minimum dimension of 35 feet cannot be inscribed shall be counted in determining the site area. Within the RS District, the frontage for two adjoining corridor access lots may be reduced to 15 feet each. Reciprocal access easements must be exchanged to ensure legal access to adjoining land and a common turn around area shall be provided to the satisfaction of the Engineering Department.

(3) On an irregular site, required yards shall be measured in the manner prescribed by the Director of Community Development.

(4) On a corridor access lot having a width that exceeds its depth, the longer dimension may be considered the depth for purposes of measuring front, side, and rear yards.

(5) On the site of more than one dwelling unit, the area of all vehicular accessways exceeding 100 feet in length shall be deducted from the total site area, and the number of dwelling units permitted shall be determined by dividing the remainder by the site area required per dwelling unit.

(6) If after dividing the area of a site in an R, OR, HM, CN, CC, or CW District by the site area required per dwelling unit, a remainder equal to or greater than 90% of the area required for an additional dwelling unit is obtained, one additional dwelling unit may be located on the site provided all other applicable yard, open space, bulk, and parking regulations are met.

(B) *Hillside sites in RS-6,000 Districts.* In an RS-6,000 District, each site shall conform with the following regulations:

(1) The site of a one-family dwelling shall contain at least 6,000 square feet including at least 4,000 square feet having a natural slope of less than 20%; provided, however, the portion of the site having a natural slope of less than 20% may be reduced by 500 square feet for each 3,000 square feet of additional site area, except that each site shall contain at least 2,500 square feet having a natural slope of less than 20%.

(2) No portion of a site within which a square having a minimum dimension of 35 feet cannot be inscribed shall be counted in determining the area having a natural slope of less than 20%.

(C) *Depth adjoining freeways or railroads in R Districts.* In an R District, no site rearing on a freeway or railroad right-of-way shall have a depth of less than 130 feet.

(D) *Nonconforming sites.* A site having an area, frontage, width, or depth less than the minimum prescribed for the district in which the site is located, which is shown on a duly approved and recorded subdivision map, or for which a deed or valid contract of sale was of record prior to October 16, 1966, and which had a legal area, frontage, width, and depth at the time the subdivision map, deed, or contract of sale was recorded, may be used for a permitted use or a conditional use in the district in which it is located but shall be subject to all other regulations for the district.

('63 Code, § 10-5.203) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 508-C.S., passed 12-21-89; Am. Ord. 515-C.S., passed 5-19-90; Am. Ord. 589-C.S., passed 2-21-95) Penalty, see § 150.999

**§ 155.028 FRONT YARDS; REQUIREMENTS AND EXCEPTIONS.**

In addition to the regulations prescribed in the zoning schedule set forth in § 155.025 of this subchapter, the following regulations shall apply:

(A) The minimum front yard for a garage, carport, or off-street parking space required to serve a dwelling unit in an R District shall be 20 feet, except that if the garage, carport, or off-street parking space is entered parallel to the street from which it has access, the minimum front yard shall be the same as the front yard otherwise required on the site.

(B) On a site in an R District where the difference in natural grade between the midpoint of the front lot line or the existing or proposed street pavement at a point opposite the midpoint of the front lot line, and the midpoint of the rear line of the normally required front yard exceeds 20%, the required front yard for a garage, carport, required off-street parking space, or main structure shall be five feet.

('63 Code, § 10-5.204) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 512-C.S., passed 3-8-90) Penalty, see § 150.999

**§ 155.029 SIDE AND REAR YARDS; REQUIREMENTS AND EXCEPTIONS.**

In addition to the regulations prescribed in the zoning schedule set forth in § 155.025 of this subchapter, the following regulations shall apply:

(A) The side yard setback on the street side of a corner lot in an R District shall be not less than 10 feet.

(B) On a reversed corner lot the minimum rear yard may be not less than the side yard prescribed in said zoning schedule, provided that the side yard adjoining the street shall be not less than the required front yard on the adjoining key lot.

(C) Where the side or rear lot line of the site of a use other than a residential use in a district other than an R or HM District adjoins an R District, the minimum side or rear yard shall be 10 feet greater than the minimum yard prescribed in said zoning schedule.

(D) On the street side of a corner lot, the minimum side yard for a garage, carport, or off-street parking space required to serve a dwelling unit in an R District shall be 20 feet, except that a yard more than eight feet greater than the side yard otherwise required on the street side of the site shall not be required, and provided that if the garage, carport, or off-street parking space is entered parallel to the street from which it has access, the minimum side yard shall be the same as the side yard otherwise required on the site.

(E) In an R or OR District, where the length of a wall or walls of a structure or structures adjoining an interior side yard exceeds 60 feet, the width of the adjacent side yard shall be increased one foot for every five feet by which such wall or walls exceeds 60 feet, provided that no such side yard need exceed 20 feet.

(F) In an RM or OR District on the site of a residential use other than a single-family dwelling, the minimum interior side yard shall be 10 feet in width whenever the residential dwelling is designed with a living room window or main entrance adjoining said interior side yard.

('63 Code, § 10-5.205) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 512-C.S., passed 3-8-90) Penalty, see § 150.999

#### **§ 155.030 SPECIAL YARDS IN HM DISTRICTS.**

In an HM District minimum yards adjoining Harrison Avenue, Buhne Street, and Harris Street shall be 25 feet, and minimum yards adjoining H Street and I Street shall be 15 feet. Parking facilities shall not be located closer than 15 feet to a street property line, closer than 10 feet to an interior property line adjoining an R District or closer than five feet to any other interior property line, provided that a side or rear yard may be used for parking facilities adjoining other parking facilities in an HM District.

('63 Code, § 10-5.206) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999

#### **§ 155.032 PROJECTIONS INTO YARDS.**

(A) *Architectural projections.* Architectural projections, including eaves, awnings, louvers, and similar shading devices, sills, belt courses, cornices, and similar features, and flues and chimneys may project not more than four feet into a required front yard, rear yard, or side yard on the street side of a corner lot, and not more than two feet into any other required yard, provided that no required interior side yard or rear yard shall be reduced to less than three feet.

(B) *Oriel windows.* Oriel windows may project not more than three feet into a required front yard, rear yard, or side yard on the street side of a corner lot, or over a street right-of-way where no yard is required, provided that the aggregate width of oriel windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel window shall not exceed 10 feet, and provided that no portion of an oriel window or its supporting structure shall be less than eight feet above the grade of the ground.

(C) *Porches and steps not over six feet aboveground.* Unroofed porches, steps, decks, and terraces may project not more than eight feet into a required front yard or side yard on the street side of a corner lot, or to a point not closer than three feet to an interior side or rear property line, provided that the height, including railings, shall not exceed six feet above the grade of the ground at the property line.

(D) *Balconies over six feet aboveground.* Balconies, decks, terraces, and other similar unroofed structures at a height, including railings, more than six feet above the level at which a yard must be provided may project not more than eight feet into a required front yard or rear yard and five feet into any other yard, provided that they shall not reduce any yard to less than five feet except on the street side of a corner lot. Such structures shall be cantilevered or supported only by necessary columns. A balcony or deck projecting from a higher story may extend over a lower balcony or deck but shall not in such case be deemed a roof for the lower balcony or deck.

(E) *Open stairways.* Open, unenclosed fire escapes and fireproof outside stairways may project into any required yard not more than four feet, provided that no yard shall be reduced to less than three feet.

(F) *Covered patios.* Covered patios attached to a main structure may project not more than eight feet into a required rear yard and five feet into a required side yard within 35 feet of the rear lot line, provided that the required side yard shall not be reduced to less than five feet. A covered patio not attached to a main structure shall be deemed an accessory structure.

(G) *Underground structures.* Covered underground structures may project without limit into any required yard provided they shall not have a height of more than 2½ feet and their surfaces shall be landscaped.

('63 Code, § 10-5.209) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999

**§ 155.033 HEIGHT LIMITS.**

(A) *Measurement.* The height of a structure shall be measured vertically from the average elevation of the natural grade of the ground covered by the structure to the highest point of the structure or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. The height of a fence or a wall used as a fence shall be measured from the higher finished grade adjoining the fence or wall.

(B) *Exceptions.* Towers, spires, cupolas, chimneys penthouses, water tanks, flagpoles, monuments, scenery lofts, radio and television aerials and antennas, transmission towers, fire towers, and similar structures and necessary mechanical appurtenances covering not more than 10% of the ground area covered by the structure may be erected to a height of not more than 100 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less. Utility poles and towers shall not be subject to the height limits prescribed in the district regulations.

(C) *Airport zoning regulations.* All structures shall be subject to the height limitations imposed by Chapter 151 of this title.

('63 Code, § 10-5.210) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 512-C.S., passed 3-8-90) Penalty, see § 150.999

**§ 155.034 ACCESSORY STRUCTURES.**

(A) In an R District accessory structures may be located in a required rear yard within 35 feet of the rear lot line, provided that the distances to lot lines shall not be less than prescribed in the zoning schedule set forth in § 155.025 of this subchapter, and provided that in aggregate no more than 500 square feet or 10% of the area of the required rear yard whichever is greater, shall be covered by structures, except as provided in division (D) of this section. Accessory structures located in required rear yards shall not be closer to a main structure or another accessory structure than the distances prescribed in the City Building Code and as provided in division (D) of this section.

(B) An accessory structure located not closer to a property line than the distance required for a main structure on the same site may adjoin the main structure.

(C) On a reversed corner lot an accessory structure shall not be located closer to the rear lot line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot.

(D) On a site with a required rear yard adjoining an alley, accessory structures shall be not less than 15 feet from the center line of the alley, and accessory structures containing no habitable rooms may adjoin a main structure. In an RM or OR District accessory structures containing no habitable rooms may cover not more than 60% of a required rear yard adjoining an alley.

('63 Code, § 10-5.211) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 512-C.S., passed 3-8-90; Am. Ord. 537-C.S., passed 2-6-92) Penalty, see § 150.999

**§ 155.035 USABLE OPEN SPACE.**

(A) Group or private usable open space shall be provided for each dwelling unit in the RM, OR, CN, CC, CS, and CW Districts as prescribed in the zoning schedule set forth in § 155.025 of this subchapter. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust free surface, or shall be water surface, provided that not less than 10% of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard or have a slope greater than 10%.

(B) Group usable open space shall have a minimum area of 300 square feet, and a square inscribed within it shall have a minimum dimension of 15 feet. Required space may be located on the roof of an attached garage or carport, but not more than 20% of the required space shall be located on the roof of a building containing habitable rooms.

(C) Private usable open space located at ground level shall have a minimum of 150 square feet, and a square inscribed within it shall have a minimum dimension of 10 feet. The minimum area of aboveground level space shall be 50 square feet, and a square inscribed within it shall have a minimum dimension of five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served. Not more than 50% of ground level space may be covered by an overhang, balcony, or patio roof. Aboveground level space shall have at least one exterior side open above the railing height.

(D) Usable open space shall be permanently maintained by the owner in a neat and orderly condition.

('63 Code, § 10-5.212) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 512-C.S., passed 3-8-90) Penalty, see § 150.999